Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/4 Chomley Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $450,000 & $480,000

Median sale price

Median price $522,500 Property Type Unit Suburb Prahran

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12/60 Chomley St PRAHRAN 3181	$472,000	05/04/2025
2	3/22b Crimea St ST KILDA 3182	$465,000	04/04/2025
3	5/40 Gourlay St BALACLAVA 3183	$460,000	06/02/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 28/04/2025 17:57

1/4 Chomley Street, Prahran Vic 3181

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $480,000
Median Unit Price
Year ending March 2025: $522,500

Comparable Properties



12/60 Chomley St PRAHRAN 3181 (REI)

2 1 1

Price: $472,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit

Agent Comments



3/22b Crimea St ST KILDA 3182 (REI)

2 1 -

Price: $465,000
Method: Private Sale
Date: 04/04/2025
Property Type: Apartment

Agent Comments



5/40 Gourlay St BALACLAVA 3183 (REI/VG)

2 1 -

Price: $460,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment

Agent Comments

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